# TRIBUNE CLASSIFIED ADVERTISING

REAL ESTATE-SALE OR RENT

BEAL BARGAINS on 125th st.; three 5story buildings with 6 stores, on plot
75x198; price \$65,090, \$30,090 cash required.
Other choice offerings near Ceutral Park,
Liso on Broadway, Columbus, Amsterdam,
Madison and Park ava., from \$ 8,009 to
\$50,090 cash required. DAY & DAY, Inc.,
6 East 40th st.

BARGAINS in the 60s, near Central Park; 6-story buildings, sach apartment 6 rooms, bath, electric, open plumbling, hot water supplied; price \$56,000 \$12,000 cash required Full particulars DAY & DAY, isc., 5 East 40th st.

WEST 79TH STREET
Four-story and basement dwelling. 12
rooms, 5 baths, suitable for dector or rooming house. Wants offer. Terms.
Slawson & Hobbs, 162 West 72d St. WEST 112TH ST .- Fine location, 5-story fireproof apariment house, income

New Jersey

MAKE ONE of our Florida party, Nov. 25, to Bartow, to inspect orange and grape-fruit groves; booklet, full information. Southern Groves Co., 212 Broadway, N. Y.

MAGNIFICENT grapefruit and orange groves; illustrated folder. Hallam & Co., 739 Broadway.

TO LET FOR BUSINESS PURPOSES

AN OPPORTUNITY of finishing

rage attached, with terms.
R. FRANKLIN HULL
R. FRANKLIN HULL
R. FRANKLIN HULL

AND 3 ACRES well landscaped: living room, library, dining room each with open fireplace; breakfast room, panry kitchen; & master bedeen pang rooms

Tel. 2660-1.

MOUNT VERNON

TARRYTOWN

COLONIAL HOUSE, 5 rooms, tiled bath with shower, sun parlor, sleeping porch, with shower, sun parlor, sleeping porch, with shower, sun parlor, sleeping porch, immediate possession; conveniently located, property of the soul, liberal terms. JAMES B. (ONNOLLY, Wolf Lane, Tel. Pelham. 1965. Residence 1687.

PLAINFIELD

PLAINFIELD

Well located new colonial; exceptional value; six rooms; sur parlor; hot water heat; garage; 60x 299; beautiful garden, shrubs and flowers; built for owner; best of detail and material, including Westinghouse electric range; only 48,306; terms.

J. J. SCHWARTZ, REALTOR Babcock Bidg., Ph. 2693, Plainfield, N. J.

OM HOUSE for sale on Boulevard; improvements; 5 minutes to Central station; ready November 1. C. H. 557 East Broad st., tel. Westfield.

SALE OF RENT

ROOMS wanted, single or double; any location. Public Service Association, phone Bryant 6514.

#### streproof apartment house, income \$50,000; price \$325,000; egsy terms ar ranged. DAY & DAY, Inc., 5 East 40th st BOARDERS WANTED New York State

102ND-305 WEST-Front room, private bath, well heated, electricity; strictly pri-vate; Christian American; owner's resi-dence; references.

### HELP WANTED FEMALE

### Miscellaneous

PEEKSKILL—Modern commuting homes.
large plots, some with few acree; Albany
Fost Road, sarage, inn, gas, auto sites,
farins, estates, big, wild, brook, fruit, timber, some buildings, very cheap, suitable
summer camps, week-end stops; remote
Fulnam County cheap farms, near lakes,
pond sites, fishing streams, small plots,
near Albany Fost Road, brook, wooded
frontages. ALEXANDER, 1 East 42d;
Vanderbilt 1694. Peciskill, Sundays, country office, residence, 436, phone. Always
ready, posted, polite; established over LADY, cultured, refined, 25-40, ambitious hard working; opportunity to grow into bermanent, executive position; splendid emuheration. Address S. S., Box 103, Station F. Manhattan.

ready, posted, polite; established over thirty years. SECRETARY - STENOGRAPHER, bright young lady with perfect knowledge of English, German, preferably also French, bookkeeping and general office work. Ad-dress D-823, Tribune. COUNTRY ESTATE of 79 acres; idenly situated on east bank of the Hudson between Garrison and Cold Spring; wonderful river view; brick mansion of 21 rooms; all, modern improvements; stables, barns, outbuildings, brick and stone; will be sold

WOMAN, educated, former teacher pre-ferred; experience unnecessary; \$1,500 first year with promotion. N. T., Box 108, Station F, Manhattan. genuine bargain price; no trades con-ered ADAM DINGWALL, 58 W. 47th st. POR SALE—2-3 acre; a beautiful home, furnished, situated on the Hudson at Rhinecila, N Y; new brick house, 10 rooms, excellent condition; \$15,600, terms. C. A. Floming, 305 South 1st av., Mount Vernon, N. Y Tel. 1255-J. Hillcrest. WOMEN, college or high school graduate, to be trained for executive work with educational association; good income start, future. Scott, 522 Fifth ave.

## HELP WANTED MALE

SUBURBAN HOME SARGAIN—I am willIng to take a los to sell immediately,
being in need of ready cash. If you can
arrange to make a moderate cash payment
within a few days you can save several
thousand dollars and secure a really fine
lome in what is beyond question the most
desirable, refined, purely residential suburban section within convenient commuting of New York City. The house contains ten beautiful rooms, 2 bathrooms
and garage. It is almost new and of most
attractive exterior and interior design.
The large living room with its big, cozy
open fireplace is in every sense of the word
a living room. Nothing has been omitted
to make this a real home. Grounds are
1604184 feet, with good shade trees; high
location; superb environment; lakes and
wonderfully kept homes and grounds;
every comfort has been provided.
Churches, stores, schools and markets,
which are so necessary, are conveniently
near. I will sacrifice for \$2,000 to obtain
some quick cash and take second purchase money installment mortgage of
\$1,500. The property now has a first mortsage of \$7,500 on it. Mr. Brooks, P. O.
Box 1107, City Hall Station, N. Y. City. RBAN HOME SARGAIN-I am will-

BOND SALESMAN .
who can devote spare time to Banking Syndicate. Liberal commission. References exchanged. Strictly confidential. D 821, Tribune. EXCELLENT OPPORTUNITY for brigh 18 years of age, willing to start at bottom, in sample department of manufac

MAN—Position of trust in old established company; prospects of advancement for ambitious man of good appearance, age 25 to 65; ability to meet and talk with men essential. Address Box 485, Madison Sq.

buying new invention. Cook and heat all year without coal or wood. No gas or electricity needed. Nothing complicated. Just set in any stove or furnace and burn. Territory going fast. Send for free sample and start quick. Experience unnecessary. Jennings Mfg. Co., Invention B-327, Dayton, Ohio.

VERY DESIRABLE light office, sub-rent able. Printing Crafts Building, 34th st and 8th av. Telephone Longacre 2100.

DESK ROOM, including roll top desk and telephone service. Room 201, Transi Building, 7 East 42d st.

# LOFTS. LOFTS. 28d st., 25x100, elevator; rent \$2,500, 23d st., 50x30, elevator; rent \$3,750, 24th st., 5,500 ft., daylight; \$3,000, 25th st., 100x100, perfect lofts; \$3,500, 27th st., 26x100; \$2,500,\*4,500, Also many others at low rentals, C. G. KELLER, Watkins 5326. TO LET-Furnished office or deskroom Hudson Terminal Bldg. E., 277 Tribune

SALE OR RENT

#### FURNISHED ROOMS

47TH ST., 106 WEST (RALEIGH HALL), A RESIDENCE FOR MEN. Attractively furnished room with and without private bath or shower; club ad-vantages and accommodations with hotel service.

RATES FROM \$10 WEEKLY. 162D ST., 203 WEST-Large, cheerful room, kitchenette; private house; ex-RIVERSIDE DRIVE, 548, opposite Claremont; five minutes 125th St. station sub-way—Rooms, single and double, all conveniences; clean, comfortable home; no reasonable offer refused; desirable guests; references. Mrs. D. B. Pratt, Apartment 2-A. Morningside 5790.

## AGEN'S WANTED

AGENTS—\$300 month, steady pay, newes style written guaranteed hoslery; must wear or new hose free; experience unnecessary; spare time satisfactory; samplet free. Jenkins Mfg. Co., Line 455, Dayton Ohio.

AGENTS—"Presto" is selling like wildfire; sample free; special Christmas offer. PREMIER PRODUCTS CORP., 79 E. 130th st., New York, N. Y.

#### SITUATIONS WANTED FEMALE Chambermalds

CHAMBERMAID—Assist waitress, young Irish woman; excellent 3 years' city reference. B., Miss Hofmayer's Agency, 10 East 436 St., 3d floor. Telephone 3947 Murray Hill.

CHAMBERMAID - MAID, French: fine seamstress; assist children; Westchester preferred; splendid long references; \$65. Wettler's Agency, 29 West 43d st.

CHAMBERMAID-WAITREBS, neat, nice girl; thoroughly experienced; excellent references; country preferred; \$65. Mrs. Mason's Agency, 47 E. 44.

CHAMBERMAID—Sew. (Swiss), very neat, exceptionally competent; excellent ref-erences; Westchester County; \$65. Mrs. Mason's Agency, 47 E. 44.

CHAMBERMAID-SEAMSTRESS — Young neat, willing and reliable; best refer ences. Lang & Boecherer Co., 43 W

CHAMBERMAID or parlormaid, Swedish: unusual highest references: city, coun-try. Winthrop Bureau, 47 West 42d St., Room 526. Longacre 8743.

CHAMBERMAID—Waltress, English; ex-cellent, Miss Hall's Bureau, 17 West 44th st. Vanderbilt \$340.

CHAMBERMAID-WAITRESS, young; thorgerald's Bureau, 366 Fifth av.

car garage, cement driveway; near sta-ions, schools and churches; \$3,000 cash.

sylth open fireplace; breakfast room, panery kitchen; & master bedrooms, 2 dressing rooms, 3 baths; sleeping porch; servanta wing of 4 bedrooms and bath. Hot water heat, electricity, gas; garage for 2 cars with chaufteur's room and bath George convenience.

GEORGE E. DOOLAN, INC., 23 Orawaupum St., White Plains, Tel. 583 minute walk to station; new Colonial.

NEW ROCHELLE

HOLLEY, COURTS & KULL, 37 North Av., New Booleile, N. Y. Telephone 4314.

NEW DUTCH COLONIAL—\$13,000 BEILT BY OWNER by days' work, 6 rooms, tiled bath with set-in tub: breakfast nook; oak floors, copper leaders; steam leat; 38 minutes from Grand Central. Small cash payment. OWNER, 44 Martine Ave., White Plains, N. Y. electricity, hot water heat. To sell immediately, \$15.000. DRUMMOND REALTY. F. S. BOS. on Pos. Road, Larchmont, 'Phone 564 or Murray Hill 7222. FOR SAL\*.—Attractive home, three acres, eleven rooms, two baths; five-car garage; electricity; all improvements; \$50,000; seen by appointment. Phone White

LARCHMONT—Save money; builder offers through this office well built stucco house, 9 large rooms, 3 baths, enclosed sun porch; hot water heat; 2-car garage; large corner plot; large trees; ideal location. Must sell and at once.

OLCOTT & EGGER,
51 E. 42d, N. Y. Tel. Murray Hill 2226.

DOBBS FERRY

CHESTER HILL—New two-family stucce dwelling; six rooms and bath, enclosed ourch, hot water heat, tiled bath, hard-wood floors; two-car garage; lot 47x142; ready to move in; must be seen to be ap-preciated. Price \$19,000; terms to suit. For ampointment with water. FOR RENT for 6 months or year, delight-fully furnished, modern, 8-room house, at beautiful Riverview Manor, at Dobbs Ferry 34 minutes from Grand Central; \$115 per month; 4 master bedrooms and bath, naid's room and bath; garage; expansive lawn, new clay tennis oour; hill view Hudson River and Falisades; ample coul and cord wood in basement; available immediately, Brokers protected. Telephone Dobbs Ferry 68, or write ALFRED BUNGE, Bellair Drive. reclated. Price \$19,000; terms to suit. For appointment with owner, write or elephone M. J. MORIARTY, 114 Chester at., Mt. Vernon, N. Y. Tel. Hillcrest 3432. NEW TWO-FAMILY STUCCO. 8 Rooms and bath, shower; oak floors and trim. sun parlor and aleeping porches; corner plot; restricted park, between two rall-roads; one floor leased \$150 per month; everything separate. Price, \$22,000.

ARTHUR C. BLATZ REALTY CO. 1st. National Hank Bidg., Mount Vernon. Oakwood \$30-L.

TUCKAHOE

HOUSE, STUCCO, shingle, lot 31x100, ad-joining Bronx River Parkway, at Tucka-hoe; 6 rooms, bath, sleeping porch, enclosed porch, attle, garage; immediate occupation; price \$10,000; terms to suit. Apply Lewis, Tuckahoe HANFORD PARK—Beautiful new 7 large rooms, modern in every detail; excellent location; near schools, church, shopping center and railroad, trolley; price \$9,500, isrms. Owner, A. KAIMOWITZ, 15 Han-road Place. Phone Tarrytown 1073-

SCARSDALE—Real home-like property, remodeled, all new inside, garage attached, 7 rooms, bath, extra lavatory, large living room, steam heat; plot 100x100; plenty of shade and fruit trees; hedge: garden, good neighborhood, Bargain, \$8,500. Terms. G. K. LAIRD, 52 Vanderbilt av. Room 1715. N. Y. Tei Murray Hill 7327.

CLIFFSIDE PARK CLIFFSIDE PARK—Modern 7-room home, studio, large grounds, elevation; 35 min-utes Times Square; perfect, redicorated; bargain; exchange; rent reasonable; re-fined surroundings. Owner, Maximillian, 257 West lith, New York City, phone Watkins 1445.

GLEN RIDGE

GLEN RIDGE, N. J.—8-room house, bath, hot air heat, gas light, wash trays; excellent condition; corner plot 50x152, \$9,500; terms. Have others. Come to Lackawana, Nathan Russell, Inc.

MAYWOOD (near Hackensack)—Modern house, 7 rooms, bath; all improvements garage; corner; \$8,500; easy terms. Phone 7290 Barclay.

MEN wanted for detective work. Experience unnecessary. Write for details explaining guaranteed position. J. Ganor, former go 't detective, St. Louis, Mo.

Wanted—Three salesmen of real ability and pleasing personality to sell our plat of becoming a Fartner in Industry. This is an opportunity to represent an automobile company whose 1923 output of ove of becoming a Fartner in Industry. This is an opportunity to represent an automobile company whose 1923 output of over 280,000 cars is already contracted for. This group of industries already has over 180,000 partners. The company is well known throughout the country, which reduces to minimum sales resistance and makes it possible for you to earn a good income through our liberal commission. Address E 284, Tribune.

SIDE LINE salesmen calling on automo-bite and accessory desiers. Big side line income. Write Dad's Factories, Indianap-olis, Ind.

WANTED—A MAN OF REPUTATION, THOROUGHLY EXPERIENCED IN THE SELLING RAIDROAD EQUIPMENT. MUST HE WELL KNOWN IN RAIL-ROAD CIRCLES AND HAVE ABILITY TO EARN NOT LESS THAN \$20,000 A YEAR. ADDRESS D. 824 TRIBUNE.

YOUNG MAN Wanted for general office work in a large wholesale paper house. Call in person Monday morning after 3 a.m. Only one who is seeking an excellent opportunity to advance need apply. Charles F. Hubbs & Co., 383 Lafayette St., New York City.

Automobile Instruction

REPAIRING, driving taught; short time license guaranteed; ladies' classes; alse Ford lessons. American Auto School, 736 Lexington ave.

### Instruction

LEARN LINOTYPE; hundreds of gradu ates receive \$2,800 and up; cost \$200 investigate. Empire School, 133 E. 16th.

Ohio.

CHAMBERMAID-Maid-French Swiss; ex-cellent seamtress. Very neat, conscienti-ous woman. B. Miss Hofmayer's Agency 10 East 43d St., 3d floor. Tel. 8947 Mur-ray Hill.

CHAMBERMAID and waitress—Norwegian; sisters; young; nice appearing; highly recommended. Miss Hall's Bureau, 17 West 44th st. Vanderbilt 8340.

CHAMBERMAID—(English), first class, very neat; exceptionally competent; excellent references; South preferred. Mrs. Mason's Agency, 47 E. 44.

CHAMBERMAID-MAID, Scandinavian; elx years last piace; \$50; especially capable, Shea's Agency, 6 E. 41st. Murray Hill 6774.

CHAMBERMAID-WAITRESS, young, we recommended; neat; \$60. Wettler Agency, 20 West 43d St. CHAMBERMAID-WAITRESS, experienced evention reference; city or country Geneva Agency, Fitzroy 2399.

NEW ROCHELLE
STUCCO RESIDENCE, 9 rooms, 2 baths;
large corner plot, convenient to station, schools and Sound: Price, \$18,000. MRS. EDMUND W. BODINE. 470 Main St. Tel. \$48 New Rochelle, N. Y.

CHARBERMAID, splendid; mending, as-sist butler, wateress; \$50. Wettler's Agency, 20 West 42d St.

CHARBERMAID, assist kitchen, dining room, sewing; \$60. Wettler's Agency, 20 West 43d St.

## Cooks

COOK—Irish, splendid cook, excellent dis-position; good manager; highly recom-mended. Miss Hall's Bureau, 17 West, 44th st. Vanderbilt \$240.

COOK, Butler-Waitress-Parlormaid; excel-lent; exceptional references; together; city; \$80; \$65. Wettler's Agency, 26 West 43d st. Longacre 8866.

COOK-Irish; excellent; 2% years' reference; city or country. Very superior woman. S. Miss Hofmayer's Agency, 16 East 43d St., 3d floor.

COOK and chambermaid-waitress, together, city apartment; excellent references. Winthrop Bureau, 47 West 42d St., Room 526. Longacre 8745.

COOK-(Scotch), very neat, exceptionally good cook, fine manager; excellent re-ferences. Apartment; \$75. Mason's Agency, 47 E. 44.

COOKS, several splendid, high class; dif-ferent nationalities; best references; \$65-\$100. Wettler's Agency, 20 West 43d st. Longacre 8896.

COOK-Very nest, thoroughly experienced, most highly recommended; city house preferred; \$70. Mrs. Mason's Agency, 47 E. 44.

SITUATIONS WANTED FEMALE Cooks

COOK, capable, young; three years last place; \$70; anywhere, Miss Shea's Agency, 6 E. 41st. Murray Hill 6774. Shaughnessy's Bureau, 860 8th av. COOK-CHAMBERMAID, waitress, sisters,

Shaughnessy's Bureau, \$60 5th av. COOK-Young, neat, very good cook; ex-cellent references; city only; \$70. Mrs Mason's Agency, 47 E. 44.

COOK; Protestant; country preferred; ex-ceptional references. Miss Fitzgerald's COOK, German: first class in all branches excellent references. Lang & Boschere Co., 43 W. 33d St.

COOK, excellent; French family cooking economical manager. 602 8th av. Jacquin's Agency. COOK, young; good manager; exceptional references. Miss Fitzgerald's Bureau,

366 Fifth av. COOK-English; young; small household city. Miss Hall's Bureau, 17 West 44th

COOK, young; assist laundry; city; \$75. Wettler's Agency, 20 West 48d St. Day Workers

DAY WORKER—Laundress or cleaner-also cook or waltress for dinners, lunches, etc. K. Miss Hoymayer's Agency, 10 East 43d St., 2d floor. Tel. 8947 Murray DAY'S WOLKER—Good laundress; excel-lent cleaner; very capable woman; \$4.10. Mason's Agency, 47 E. 44. Murray Hill 6778.

### General Houseworkers, Etc.

HOUSEWORKER, working; refined young woman for motherless children; any-where. Winthrop Bureau, 47 West 42d St. Room 526. Longacre 8743. HOUSEWORKER-Nest, nice, refined girl thoroughly experienced; excellent references; two adults; apartment; \$65. Mason's Agency, 47 E. 44.

HOUSEKEEPER-Capable young w good cook, desires employment in pleas-ant home, city or country. Address E 278 Tribune.

HOUSEWORKER, good cook and waitress; fine references; \$70; apartment pre-terred. Shea's Agency, 6 E. 41st. Murray Hill 6774. HOUSEWORKER—Excellent cook-wait-ress, chambermaid; highly recommend-ed. Miss Shaughnessy's Bureau, \$60 6th av.

HOUSEWORKER-English; highly recommended. Miss Hall's Bureau, 17 West 44th st. Vanderbilt 8349. HOUSEWORKER, young; excellent cook exceptional references. Mrs. Fitzgerald's exceptional reference Bureau, 366 Fifth av.

HOUSEWORKER, Irish girl; recently landed; city or country. Geneva Agency, Fitzroy 2309. Governesses, Etc.

GOVERNESS—Young, pleasant person ity; teaches French, music; very high recommended. Miss Hall's Bureau, West 44th st. Vanderbiit 8340. NURSERY GOVERNESS, English; ough French; music; exceedingly nea best references; \$80. Wettler's Agend 20 West 43d st. Longagre 8896.

## Laundresses

LAUNDRESS - CHAMBERMAID - Young neat, thoroughly experienced; excellent references; city; \$65. Mason's Agency, 47 E. 44. Murray Hill 6778. LAUNDRESS, splendid; assist cook, chamber work; city; \$70; five years last place. Wettler's Agency, 20 West 43d st. Longacre 8896.

LAUNDRESS, fine, young: assist cham berwork; \$65. Wettler's Agency, 20 West 43d St. LAUNDRESS, first class, capable worker best references. Lang & Boecherer Co. 43 W. 35d St.

Nurses, Etc. Child's Nurse; English; Child Over Thre Infant's Nurse; trained; one infant only Nursery Governesses and Governesses-French-English.

MISS HOFMAYER'S AGENCY.

10 East 43d St., 3d floor.

CHILD'S NURSE—Young; capable; highly desirable. Miss Hall's Bureau, 17 West 44th st.

INFANT'S NURSE-Experienced,

INFANT'S NURSE—(English Protestant) hospital trained; exceptional references; anywhere; \$75. Murray HH 6778.

INFANT'S NURSE-Scotch; thoroughly competent; country. Miss Hall's Bureau, 17 West 44th st. COOK—Swede—where kitchenmaid is employed. Excellent cook; very neat; 390 and \$100. H. Miss Hofmayer's Agency, 10 East 43d St., 3d floor. Tel. 8947 Murray Wettler's Agency, 20 West 43d st. Long-series agency, 20

NURSE — (English Protestant), young, neat, refined, walking child; city; excellent references; \$75. Mason's Agency, quin's Agency, 47 E. 44.

NURSE, infant, growing children; capable; Young Swisa; hospital trained; \$76. Shea's Agency, 6 E, 41st. Murray Hill 6774. NURSE-CHAMBERMAID, young; thoroughly capable; exceptional. Miss Fitz-seraid's Bureau, 366 Fifth av.

NURSE, young Protestant; country pre-ferred; exceptional. Miss Fitzgerald's Bureau, 366 Fifth av. NURSE, young: two children: exceptional references. Miss Fitzgerald's Bureau,

366 Fifth av NURSE, young; hospital trained; unusual references. Miss Fitzgerald's Bureau,

## Waitresses

WAITRESS—Young Irish girl. City experi-ence. Excellent references. D. Miss Hofmayer's Agency, 10 East 43d St., 3d floor. Tel. 8947 Murray Hill.

PORT WASHINGTON

PORT WASHINGTON ESTATES.

Centre hall Colonial house of 6 rooms and bath on beautifully shaded plet of approximately ½ acre; 250 ft above Long Island Sound. Restricted section with private beach rights. Bathing, boating and fishing, 35 minutes to city by electric express trains.

\$13,000-Terms. EDGEWORTH SMITH, INC.

1 W. 34th St. Opposite Station
Fitzroy 6231. Port Washington 331.

BRIGHTWATERS

BRIGHTWATERS, L. I.

S-acre waterfront estate, finest section
dwelling has 5 baths and is fully furnished; splendid outbuildings including
large garage, greenhouse and

nished; spiendid outbuildings, including large garage, greenhouse and poul in house. Price and terms very attractive close estate.

T. B. & H. W. ACKERSON.

26 Court St., Brooklyn.

BABYLON

ALONG THE SOUTH SHORE Desirable Properties for sale or re

## MANHASSET

MANHASSET-NORTH SHORE 30 minutes electric service, 3 minutes to station, exceedingly attractive new Dutch Colonial house, 7 rooms, tile bath, very large living room with fireplace; sacrifice at \$14,500; \$3,000 cash.

L'ECLUSE, WASHBURN & CO. 25 East 40th St., N. Y. Tel. 3556 Vanderbilt. Manhasset 102.

FOREST HILLS

FOREST HILLS GARDENS.
Owner anxious to do business on the following:
New detached 2 and 2 baths, garage;
\$18,590; terms.
Corner, near station, 7 and bath; \$21,000.
Do you want large rooms? Have one proposition, 7 and bath, big rooms; first reasonable offer will take it. Terms arranged. Real Estate Broker,

55 Burna St. Forest Hills, L. I.

Tel. Boulevard 6752.

FOREST HILLS GARDENS.

Owner must sell fine brick house, 7 fooms and 2 baths, nice plot, good location. Special price if sold this week. Asking 15,500.

Terms stranged.

LOUIS P. McGAHIE,
Real Estate Broker,

55 Burns St.

Tel. Boulevard 6752.

Domestic Help MISS A. A. HOFMAYER Employment Agency 10 EAST 43D ST. 3D FLOOR. Reliable Domestic Help

GOVERNESSES, HOUSEKEFPERS Telephones 8047 Murray Hill MISS ARNSON Asoncy, 477 West 145 overnesses, nurses, housekeepers, com-anions, household workers.

LANG & BOECHERER CO EMPLOYMENT AGENCY,
43 W 33d St. Established 1896.
First class help of all nationalities.

HAS IRWIN'S AGENCY, 101 W. 21 St O.C. IRWIN SPITZROY-6881. Established 1836. Domestic help, nurses, attendants, etc., unequaled system of in-vestigating references.

QUALITY AGENCY, 100 E. 31st St. Madlson Square 3564.
Reliable help, made, female. References investigated.

UNITED EMPLOYMENT AGENCY,
165 East 72d St.
Domestic help for city and country. FLAHERTY'S Agency. 47 W. 42nd Longacre 1337. High grade domestic help.

Rose M. Werner Agency, 122 E, 59th. Reliable beip; all nationalities. Plaza 4847. JAPANESEHIGH GRADE AGENCY Felect help, male, female. Bryant 2284 JAPANESE Agency, 106 West 48th.
Bryant 7787. Very moderate fee.

JAPANESE AGENCY, 131 WEST 63D.
Highest grade Japanese help; references investigated.

JAPANESE Employment Agency.
help furnished. 28 West 43d st. Telephone
Longacre 8565. VIRGINIA Agency, 18 East 122d, Harlem 8171 - 8172 Excellent help furnished on short notice. BLUM'S Employment Agency special-lizes in all kinds domestic help. 1024 Sixth Ave. Plaza 8650.

JOHNSON-PERSON AGENCY, Plaza 4438. Select domestic help. Tinka Andresen Beandinavian Agency 2294 Broadway, near 83d. Schuyler 7992. CUMBERLAND AGENCY, excellent help male, female, 347 Cumberland St male, female, 347 ( Brooklyn, Prospect 7823,

MRS. JOHNSON'S Agency, 726 Madison av. Rhimbander 10402. First class domestic help. BIRMINGHAM AGENCY, 221 West 130th. Morningside 8767. Reliable colored help, male, female.

COLONIAL AGENCY, 18 West 43d. Long-acre 8592. All nationalities for household help. UNIVERSAL EMPLOYMENT HUREAU, 825 Madison Ave. Rhinelander 9258. Domestic help, all nationalities. NURSERY GOVERNESS, Parisienne; ex-cellent; middle aged; \$75. Wettler's Agency, 20 West 43d St. BRENNAN Agency, Thire, 0436, 695 Madison Ave. Offices Rye, Greenwich and Stamford, Cons.

## LEHTI AGENCY, 58 East 135th. Harlem 5515. Help, all nationalities. Finish SITUATIONS WANTED PEMALE

# Waltresses

WAITRESS - CHAMBERMAID, capable, young; well recommended; \$55; apart-ment preferred. Shea's Agency, 6 E. 41st. Murray Hill 8774.

COUPLE—Scotch, cock-waitress, chamber mald; everything exceptional. Mis Shauchnessy's Bureau, 860 6th av. EMBROIDERER, monograms, French work; late with Clevenger, Mrs. Brun-ner, 2,542 Hughes av., near Fordham

FRIENDS—Cook, \$65; waitress-chamber-maid, \$55; young, capable; well recom-mended, Shea's Agency, 6 E. 41st. Mur-ray Hill 6774.

KITCHEN MAID, capable; young; experienced; \$40; anywhere. Miss Shoa's Agency, 6 E. 41st. Murray Hill 6774.

LADY'S MAID, excellent scamatress; willing and obliging; highly recommended.

Lang & Boecherer Co., 43 W. 33d 2t. NEAT WOMAN, clean; day or hour bachelor or studio apartment; best ref crences. Phone 6716 Morningside, Jenkins

# PARLORMAID—(Scotch Protestant), neat, nice appearance; thoroughly experi-enced; excellent references; city; \$65, Mrs. Mason's Agency, 47 E. 44.

Office SECRETARY; part time, 9:30 to 3:30, by refined, cultured woman; college education; several years experience executive office; handle own correspondence; good interviewer; moderate. M. R., 114 West 78th st., New York City.

SITUATIONS WANTED FEMALE

SITUATION WANTED—By young woman as executive private secretary; has had experience in bank as stenographer and has managed country estates, keeping accounts and actual supervision and control of work in all branches on farm. Excellent references as to character, experience and ability. Address D-522, Tribune.

# SOCIAL SECRETARY; part time, by weman of culture and refinement; college education; intelligent shopper; excellent business references, M. R., 114 West 78th st. SITUATIONS WANTED MALE

BUTLER-VALET—Useful; young Swiss; city or country. Very willing, faithful worker, G., Miss Hofmayer's Agency, 10 East 43d St., 8d floor.

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Page 6, Part V.

IN TO-DAY'S PAPER

# \$4,000,000 Cost of New Pelham Homes

Big Year of Construction and of Realty Trading in Many Other Sections of Westchester County

By Chauncey B. Griffen

The suburban realty market, particularly in Westchester County, during the present year, has had a phenomenal growth. At the beginning of the year there were many who wanted to build new homes, but felt that building prices would recede somewhat. This condition, however, never came to pass; those who were fortunate enough to build during the early part of the season received an advantage over those who delayed until later in the year there were many who wanted to pass; those who were fortunate enough hose who delayed until later in the

This building activity, in my opinion, is not an unhealthy "boom," but a natural condition caused by the desire of New Yorkers to move to the country and to enjoy the many conveniences and improvements created in recent years for the suburbanite. To-day it is possible in any suburban community in Westchester County to have all city advantages and yet be within only a few minutes' ride of Grand Central on the best railroads in the country.

The selling at the beginning of the year was somewhat limited, in comparison with the latter months of the year. It is hard to determine just which par-

son with the latter months of the year. It is hard to determine just which particular locality in Westchester County experienced the most active selling.

Pelham, with its proximity to New York, and where there has probably been the highest percentage of construction, has enjoyed a very active market. Homes selling at \$15,090 to \$340,000 have been marketed as quickly as they were completed. Construction in Pelham, this year, of private residences and apartments, has exceded \$4,000,000. Yet, there are few completed new homes unsold.

Building in New Rochelle

dens, Chatsworth Heights and Larchmont Center, have been improved with many new, private homes which have been selling readily at \$12,000 to

mont Center, have been improved with many new, private homes which have been selling readily at \$12,000 to \$25,000.

At Rye, with the opening of the new Westchester-Biltmore Club, new interest was created, and to-day Rye is a most tactive spot. While building has been more limited than in some other sections the older houses have enjoyed at very active market, and at present there are numerous plans being figured. Probably 200 houses will be built there during the next few months.

The White Plains and Scaradale districts in the center of the county have seen a most prosperous year. Building contracts in this area are nearing the billion mark. The business section of White Plains, particularly Martine Avenue, is being improved with the finest order of business buildings. A recent deal, which will mean much to White Plains, was the leasing by the New York Central Railroad of the large vacant square opposite its White Plains station. Max Marks has leased this entire block for sixty-three years and will erect a brick store and office; building costing approximately \$1,000.000. New residence construction has varied from the small six-room and bath house at \$7,500 to the more pretentious estate costing \$100,000. One of the active building sections in White Plains has been the White Plains Highlands.

Bonxville and Mount Verson have been keeping pace with the times, the principal activity being the private homes and apartments.

The more northerly section of the county, through Pleasantville, Chappanaua, Mount Kisco and Katorath and the read of the site of the old Columbia Schee.

The more northerly section of the county, through Pleasantville, Chappanaua, Mount Kisco and Katorath and the risk two to contain flow northeast contain flow northeast contain flowing the left store, one-story building the first which he first two to contain flowing the left stores. He also sold the northeast corner of Home Street as Bryant Avenue, a one-story building to a fin the first water to corner of Home State and will make the first

The more northerly section of the county, through Pleasantville, Chappaqua, Mount Kisco and Katonah,

The directors of Mortgage Co.

Recommend Capital Increase

The directors of the New York Till paqua, Mount Kisco and Katonah, where properties are available with smaller and large acreage, is now beginning to attract the New York business man who wants to enjoy real farm life and who can spare a little more time for commuting. In this section many of the older dwellings of farmhouse type have been purchased, with small acreage, and remodeled into beautiful, inexpensive Colonial homes. The larger estates, those running in price over \$150,000, the stockholders to vote on this proposition will be held at the company's capital steel increase of the company is capital steel increase of the company is capital steel increase of the company is capital steel increase of the comp

tiques. F. A. Muller, 337 East Big Increase in Population

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located plottage, with street improvements, must necess ily advance hen year to higher values.

I have noticed in recent contracts for new construction that prices have advanced over the July mark approximately 10 per cent on the total cost of the house. Yet I believe that one will be wise to start immeriately, the present indications are that will be wise to start lamediately, at the present indications are that in the spring building prices will still reach higher levels; thus, with the normal increase in the value of the land, the total cost will be less now than sen

to relieve the housing situation

Probably the best indication of the growth of Westchester may be determined by the number of new golf close opened or gotten under way during the last few months.

At New Rochelle the two new construction for the constr

der construction. In the Purchase re-tion the Century Country Club is con-pleting its new course of chief-holes. These are only a few of the more prominent clubs, and I know of three other deals for golf course. three other deals for golf course having been consummated recently.

I do not believe there will be a mon advantageous time or opportunity purchase a residence in Westbest County than the present Sant ourchase a residence in westhesis. County than the present Surely with its growth and new developments prices must be higher, and I believ that one who delays will be compelly that one who delays will be compelly

Builder Buys Bronx Plots And Will Erect Flate

to pay a higher price later on.

Samuel Shapiro, builder, purchased five vacant properties, four of them in the Bronx, which he will improve with dive-story apartments and store buildings. In addition he reports the assoft three properties just improved him. From the Gracel Building Corporation Mr. Shapiro bought the blockfrom on the north side of 169th Street, between Morris and Grant avenues, 2001 100, on which he will erect two five

St.000,000. Yet, there are few completed new homes unsold.

Building in New Rochelle

In New Rochelle, particularly in the North Avenue district, new construction has been amazing, consisting wholly of private one-family and two-family homes, ranging in cost from \$12,000 to \$50,000. Larchmont has experienced its busiest year.

With the additional transit facilities of the new spur of the New York & Westchester & Boston Railroad, building has been carried on, on a large scale. Larchmont Park and Gardens, Chatsworth Heights and Larchmont Park and Gardens, Chatsworth Heights Prom the same interests the bought the From the same interests the bough nue and 16th Street, 51x106, and the plot 112x85x irregular at the southess corner of Convent Avenue and 1282 Street. The three parcels will be improved with one-story store buildings the first two to contain nine stores and the last named having elevanters. the last named having eleven stores.

Directors of Mortgage Co.

By Bank To Be Improved Big Increase in Population
It is difficult to keep pace with the increased population of Westchester County, but the most authentic figures obtainable show that Westchester has increased at least 60,000 in population this year. From the present outlook this rate of increase should continue steadily.

During the last twelve mouths land values have increased considerably more than building costs, and with the amount of new construction necessary

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